



Whalley Drive, Milton Keynes, MK3 6HS



36 Whalley Drive  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK3 6HS

£535,000

A STUNNING AND SPACIOUS EXTENDED FOUR DOUBLE BEDROOM DETACHED family home, RESTING ON A GENEROUS PLOT and situated on the prestigious NON ESTATE location of Whalley Drive. It is located within walking distance to Bletchley train station providing mainline links to London Euston within 45 minutes, as well as easy access to the A5 and M1. In addition the town centre and MK1 Shopping Centre are also a fairly short distance with all the amenities they have to offer including shops, leisure and schools.

The accommodation in brief comprises entrance hall, downstairs cloakroom, lounge with feature fireplace, dining room, HIGH QUALITY MODERN KITCHEN WITH QUARTZ WORKSURFACES and integrated appliances, UTILITY ROOM, GARDEN ROOM, first floor landing, FOUR GOOD SIZE BEDROOMS and a QUALITY REFITTED SHOWER ROOM. The benefits include UPVC double glazing, gas to radiator central heating, GENEROUS AND BEAUTIFULLY MAINTAINED REAR GARDEN, part garage that can be used for storage and a driveway to the front offering off road parking for up to four vehicles. The current vendors have made many improvements over recent years, all to a very high standard and as such INTERNAL VIEWING COMES WITH OUR HIGHEST RECOMMENDATION to fully appreciate. EPC rating D.

- Prestigious Non Estate Location
- Walking Distance To Train Station
- Resting On A Generous Plot
- Separate Lounge & Dining Room
- Quality Modern Kitchen With Quartz Worksurfaces
- Garden Room
- Utility Room
- Beautifully Maintained Rear Garden
- Stunning Throughout
- EPC Rating D





#### Entrance Hall

Entered via a composite door with obscure double glazed panels. Stairs rising to first floor. Door to dining room, kitchen and cloakroom. Door to under stairs storage cupboard. Radiator. Evocore flooring. Inset spotlights to ceiling.

#### Downstairs Cloakroom

Obscure UPVC double glazed window to front aspect. White two piece suite comprising of a wall mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls. Evocore flooring.

#### Dining Room

UPVC double glazed window to front aspect. Radiator. Glazed double doors to lounge.

#### Lounge

UPVC double glazed bi-fold doors onto rear garden. UPVC double glazed double doors onto garden room. Wood surround fireplace with marble effect hearth and inset convector electric fire. Radiator.

#### Garden Room

Of UPVC double glazed construction. UPVC double glazed double doors onto rear garden. Solid insulated ceiling. Laminate wood flooring. Inset spotlights to ceiling.

#### Kitchen

UPVC double glazed window to rear aspect. UPVC stable style door with UPVC double glazed panel onto side. Quality modern fitted kitchen comprising a range of soft close gloss fronted wall and base units with quartz work surfaces giving storage. Inset acrylic sink with quartz drainer and mixer tap over. Built-in Bosch double oven and ceramic hob with stainless steel extractor hood over. Integrated larder fridge and dishwasher. Quartz splash-backs. Concealed sliding bin storage. Peninsula breakfast bar seating area. Curved cupboards. Evocore flooring. Inset spotlights to ceiling. Door to utility room.

#### Utility Room

UPVC door with obscure double glazed panel onto side. Range of wall and base units with roll top work surface giving storage. Larder storage. Spaces for a range of white goods. Laminate wood flooring.

#### First Floor landing

UPVC double glazed window to front elevation. Doors to four bedrooms and a shower room. Door to airing cupboard. Loft access via ladder.

#### Principle Bedroom

UPVC double glazed window to front elevation. Built-in storage cupboard. Radiator. Door to bedroom four.

#### Bedroom Two

UPVC double glazed window to front elevation. Radiator. Fitted wardrobes to remain.

#### Bedroom Three

UPVC double glazed window to rear elevation. Low-level built in storage cupboard. Radiator.

#### Bedroom Four

Currently used as a dressing room. UPVC double glazed window to rear elevation. Fitted range of wardrobes. Radiator. Door to principal bedroom.

#### Family Shower Room

Two obscure UPVC double glazed windows to rear elevation.

White three-piece suite comprising of a fully tiled double width shower cubicle with dual head shower, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Fully tiled walls.

#### Exterior

Front- Fully blocked paved offering off road parking for up to four vehicles. Small brick retaining wall to front. Hedge to side.

Rear Garden-Generously sized and beautifully maintained. Comprises of a two tiered decking area with glass surround. Remainder is mainly laid to lawn with planted borders. Rockery. Pathway leading to foot of garden. Various trees. Paved to side leading to a gated access to front. Outside tap. Awning. Two storage sheds to remain. Modern Summer house to remain which could be used as a garden office. Fully enclosed by timber fencing.

#### Garage

Part converted to create utility room. Remainder is used for storage and has an up and over door.

#### Property Information

Tenure: Freehold  
Local Authority: Milton Keynes Council.  
Council Tax Band: E

#### Note To Purchasers

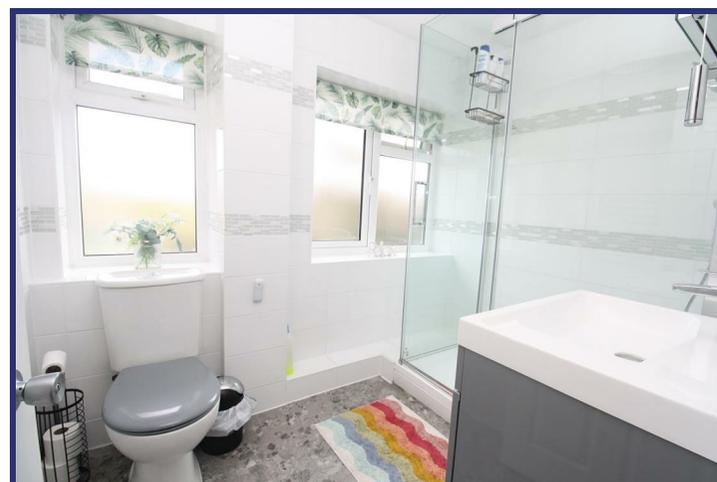
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

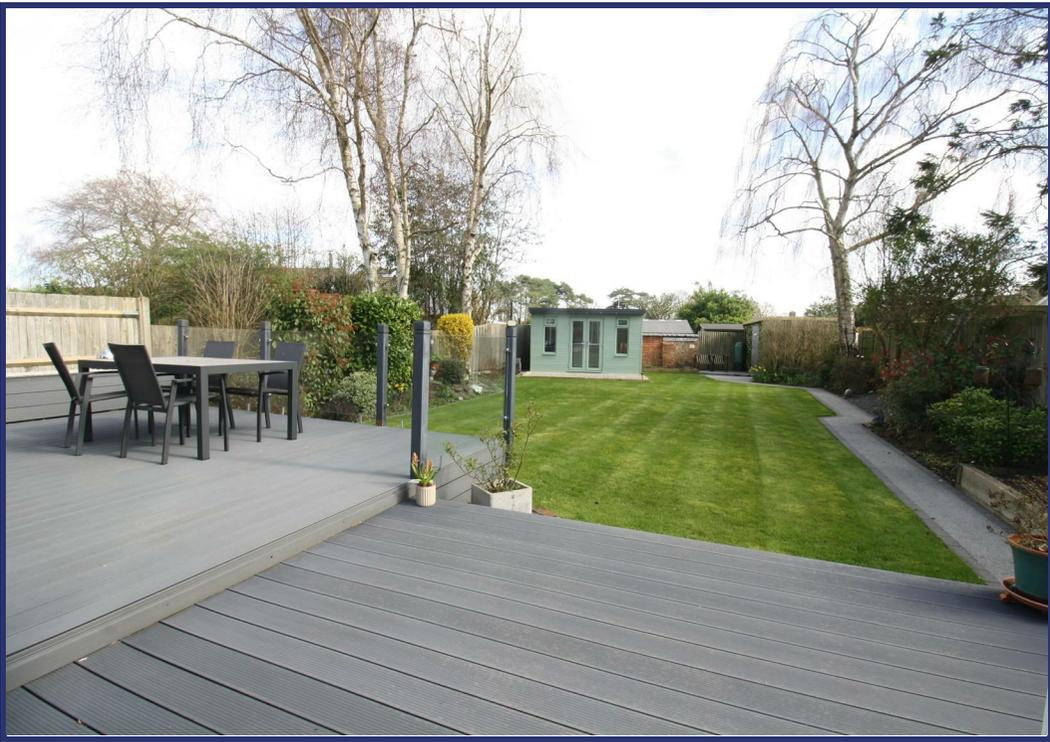
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

#### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

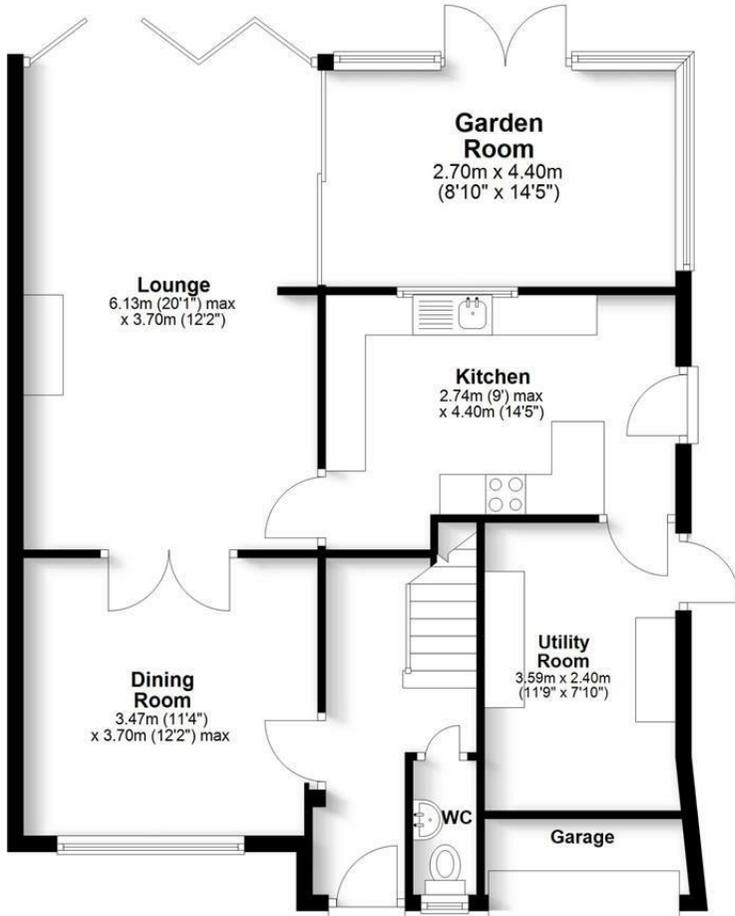






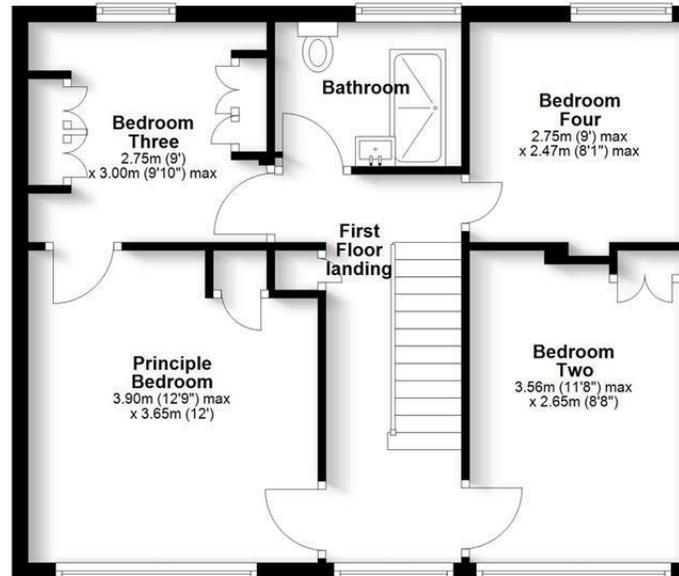
### Ground Floor

Approx. 81.7 sq. metres (879.8 sq. feet)

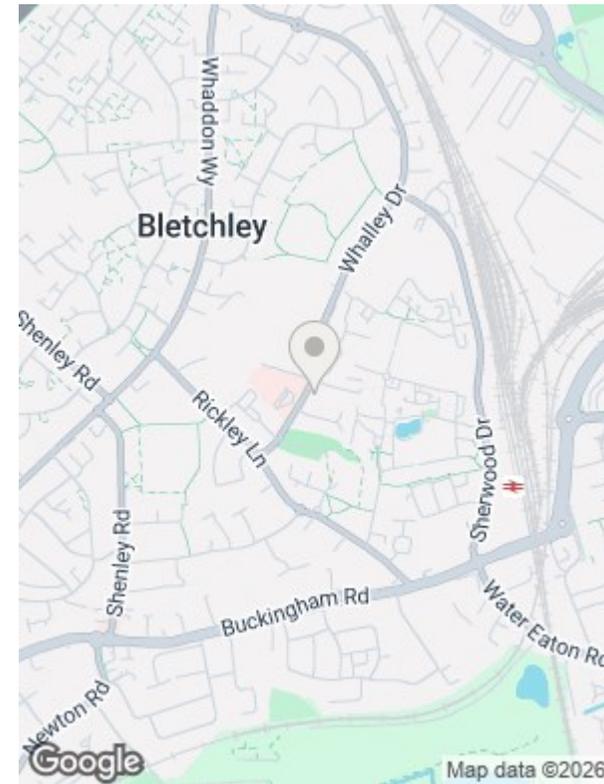


### First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 136.3 sq. metres (1466.6 sq. feet)



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

